

Notices Mailed

In Opposition

In Favor



ZONING CASE: Z2005-080

City Council District NO. 7

Requested Zoning Change

From: R4 To MF25

Date: May 12, 2005

Scale: 1" = 200'

Subject Property

200' Notification

C:\Apr 5 2005

CASE NO: Z2005080

Staff and Zoning Commission Recommendation - City Council

Date: May 12, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 7

Ferguson Map: 615 A2

Appeal: No

Applicant:

Jerry R. Musquiz

Owner:

Jerry R. Musquiz

Zoning Request: From R-5 Residential Single-Family District to MF-25 Multi-Family District
Lot 45, 46 and 47, Block 4, NCB 7490

Property Location: 131 Dolores Avenue
Westside of Dolores Avenue, south of Aurora Avenue

Proposal: Construct a four-plex

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property is currently vacant and located in a area that contains a mixture of single-family dwellings and two-family dwellings. The proposed multi-family district at 25 units per acre would yield a maximum of 5 units on the .2066 acre tract. The subject property is adjacent to R-5 Residential Single-Family District to the west, north, south and across the Street to the east. The MF-25 Multi-Family District would not be appropriate because vast majority of the neighborhood is zoned for single-family dwellings. The goal of the large area rezoning (Loma Park) case was to rezone properties occupied by uses incompatible with the current zoning.

Lot size 75 feet x 120 feet = 9000 square feet (.2066 acres)

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2005080

ZONING CASE NO. Z2005080 – April 19, 2005

Applicant: Jerry R. Musquiz

Zoning Request: "R-5" Residential Single Family District to "MF-25" Multi-Family District.

Jerry Musquiz, owner, stated he is requesting this change in zoning to allow construction for a four-plex on the subject property. He stated he has been in contact with the surrounding neighbors who are in support of this request.

Staff stated there were 39 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Stribling to recommend approval.

1. Property is located on Lot 45, 46 and 47, Block 4, NCB 7490 at 131 Dolores Avenue.
2. There were 39 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends denial.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.